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PART I

Punjab Government Notifications and Orders

GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(Housing -2 Branch)

NOTIFICATION

The 16th November, 2018

No. 13/64/17-5hg2/1896.-In pursuance to Clause No. 11.2.1 of Industrial and Business Development Policy 2017 notified by Government of Punjab *vide* No.CC/Addl Dir./Indl & Business Development/2017/1369 dated 17th October 2017 amended as on 30.07.2018 and in exercise of the power vested under section-44 (2) of the Punjab Apartment & Property Regulation Act, 1995 (Punjab Act No. 14 of 1995) and all over powers enabling him in this behalf, the Governor of Punjab is pleased to exempt all Industrial Parks including Textile, Food, IT, Electronics etc. approved by the State or Central Government from all provisions of the Punjab Apartment & Property Regulation Act, 1995 (Punjab Act No. 14 of 1995) subject to the conditions that section 5(11) and section 32 shall remain applicable and shall be further subject to the following conditions:-

1. The development works shall be carried out in accordance with the layout/zoning plan and building plans approved by the Chief Town Planner, Punjab (Competent Authority) keeping in with such general guidelines as the Department of Housing and Urban Development may issue in respect of such Projects from time to time and shall obtain the required permission as specified in the CLU order and approval of Layout Plan before undertaking any development at the site.
2. This exemption shall be valid for such period as mentioned in the lease deed agreement of the promoter with Land Owner/Owners/Govt. Department/Govt. Agency.
3. The promoter shall pay SIF charges as mentioned in the Government Notification dated 02.11.2015 as fixed under Government Policy from time to time.
4. The promoter shall complete the project within a period of 5 years from the date of first approval of the layout plan or within a period as stipulated by the Government of India in its sanction order whichever is earlier.
5. The incentives as stipulated under Industrial and Business Development Policy 2017 of the Government shall be available to such project.
6. The promoter shall deposit the entire amount in respect of the contribution to the Punjab Urban

Development Fund, created under section 32 of the Punjab Apartment and Property Regulation Act, 1995 (Act No. 14 of 1995), within a period of 30 days of the sanctioning of its layout plan.

7. The revenue rasta or khalls failing within or passing through the project shall be kept unobstructed.
8. The promoter shall be responsible for obtaining the final NOC from Punjab Pollution Control Board.
9. Before starting the development of the proposed project promoter shall obtain environment clearances from the Ministry of Environment & Forest, Government of India as required under EIA notification dated 14.09.2006 as well as consent to establish (NOC) from the Punjab Pollution Control Board.
10. Promoter and the allottees shall not use the underground water for construction purpose, in the areas notified by the Central Ground Water Board and use alternative sources such as surface water source or treated sewage water from nearby Sewage Treatment Plant and shall comply the guidelines issued by the Nodal Agency/ Government from time to time.
Promoter shall abide all the instructions/notifications issued by Department of Housing and Urban Development or any other Department of the Government from time to time relating to setting up of Industrial Park including Textile, Food, IT, Electronics approved by State or Central Government.
11. This notification shall be applicable to only new Industrial Park Projects approved under Industrial and Business Development Policy, 2017.

Chandigarh

The 16th November, 2018

VINI MAHAJAN, IAS

Additional Chief Secretary, Govt. of Punjab,
Department of Housing and Urban Development.